QUITCLAIM DEED

Box 28-B

The actual consideration or value for this transfer is $ -0-

Wilburn Allen Withers
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 1st day of OCTOBER, 2005.

NOTARY PUBLIC
ATTORNEY PUBLIC
My Commission Expires: 3-22-2005

LEROY JOHNSON NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 22, 2009

Davidson County DEEDQC
Recvd: 11/04/05 15:17 2 pgs
Fees:12.00 Taxes:0.00
20051104-0134211

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#OH-321

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
James Allen Withers 971 Tulip Grove Road Hermitage, Tennessee 37076	New Owner	86-04-0 / 28.00

FOR LOVE AND AFFECTION, AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by James Allen Withers, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **WILBURN ALLEN WITHERS**, a married man, the GRANTOR herein, by these presents does transfer, QuitClaim and convey unto:

WILBURN ALLEN WITHERS, for life, Remainder to my son, **JAMES ALLEN WITHERS**, the GRANTEES herein, their heirs and assigns, all my right title and interest in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Beginning at a point on the northerly margin of Old Lebanon Dirt Road, and at the common corner of the Martin L. Withers property of record in Book 7183, page 49, R.O.D.C., TN., the South East Corner of the property described herein; thence North 80° 21'00" West, 76.97 feet to a point along the Northerly margin of Old Lebanon Dirt Road; thence, Westwardly, along the Northerly margin of Old Lebanon Dirt Road on an arc with a radius of 2,330.00', for a length of 115.20 feet to a point at the intersection of Tulip Grove Rd.; thence along an arc with a radius of 25', for a length of 39.62 feet to a point in the Easterly margin of Tulip Grove Rd.; thence along Tulip Grove Road, North 7° 36'51" East, 393.37 feet to a point, the North West Corner of the property described herein; thence South 79° 58'28" East 229.36 feet to a point; thence North 31° 02'09" East, 68.61 feet to a point, the North East corner of the property described herein; thence South 10° 15'22" West, 476.88 feet to the point of beginning, containing 2.18 acres, more or less.

Being a portion of the 72 acres of property conveyed to Missouri Hager, *feme sole,* from Jack P. White, unmarried by deed dated Oct. 19, 1937, and of record in Book 1031, page 450, Register's Office for Davidson County, Tennessee. Subsequently, Missouri Hager died, testate, in Davidson County, and Devised said property to Inez Hager Withers by Last Will of Record in Will Book 74, page 291, Davidson County Probate Clerk's Office. Inez Hager Withers, died testate, in Davidson County, and Devised said property to her husband, Johnnie Odelle Withers by Last Will of Record in Will Book 136, page 392, Davidson County Probate Clerk's Office. Johnnie Odelle Withers, a/k/a Johnnie O. Withers, died, testate, in Davidson County, and Devised **said property to Wilburn Allen Withers by Last Will of Record in Will Book 195, page 325,** Davidson County Probate Clerk's Office, a copy of which is of record in Book 9800, page 153, Register's Office for Davidson County, Tennessee.

** The above property was erroneously identified as "Lot 1" on the June 24, 1993 plan of Sunset Oaks Subdivision, on Plat of record in Book 7900, page 600, R.O.D.C., TN. This error was corrected and **the property was withdrawn from the plan of Sunset Oaks Subdivision by superceding Plat dated August 24, 1994, of Record in Book 7900, page 808,** said Register's Office. **

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions as may affect the property, including:

This is improved property known as: 971 Tulip Grove Road, Hermitage, TN 37076.

Witness my hand this 31 day of OCTOBER, 2005.

Wilburn Allen Withers

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Wilburn Allen Withers the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 31 day of OCTOBER, 2005.

NOTARY PUBLIC

My Commission Expires: 3-22-2008

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 22, 2008

QUITCLAIM DEED

From: Wilburn Allen Withers a Life Estate,

Remainder To: Colonel James Allen Withers

Property: 971 Tulip Grove Road Hermitage, TN. 37076

This Instrument was Prepared by:

Leroy Johnston Ellis IV
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